

West Park Quarter

Sunderland



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HOMES



A taste of local life

West Park Quarter

Burdon Road, Sunderland SR2 7DN | 0191 622 5165

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Welcome to West Park Quarter

The place with all you need on the doorstep?
You've found it.

At West Park Quarter you can choose from a selection of 2, 3 and 4 bedroom homes.

From retail therapy to education to the great outdoors (and indoors), West Park Quarter is perfect.

A trip to the shops

You're close to supermarkets and local shops for your essentials, and you can enjoy a stroll around Mowbray Park which is next door to the development. Fancy being beside the seaside? Seaham Beach is 5 miles away, offering a mile of rocky and sandy beach to enjoy.

Heading to the shops or to socialise? Sunderland city centre is around 10 minutes away on foot. There's plenty of high street brands to enjoy and places to eat, whether it's a coffee and cake or a full-on dinner and drinks.

Taking time out

If you want entertainment, you have many options. Sunderland Museum & Winter Gardens is a 5 minute walk from home, Sunderland Empire Theatre is less than a mile away, and the Stadium of Light is 2 miles away. Or if it's live music that takes your fancy, Stack Seaburn and the newly-opened Sheepfolds Stables come highly recommended. Both offer a busy and varied programme of live bands, DJs and more, with plenty of options for food and drink too.

Education

Education is easily taken care of too. Hudson Road Primary School and Valley Road Academy are both a mile away, while St Mary's Catholic Primary School is just over a mile. Older students are only a mile from the University of Sunderland.

Getting around

Commuting? No problem. Park Lane Metro Station and Bus Station are close by for easy trips into town. The A19 is a short drive away for routes to Middlesbrough, and then via the A1 to Alnwick, Berwick-upon-Tweed and Edinburgh. Plus, regular rail services from Sunderland station go to Whitby, Newcastle and London King's Cross.

Scan me
for directions



West Park Quarter

Burdon Road, Sunderland SR2 7DN

From A1(M) Northbound:

- At junction 62, take the A690 exit to Sunderland/Durham/Consett/A691
- At Carrville Interchange, take the 3rd exit onto A690
- At Herrington Interchange, take the 2nd exit and stay on A690
- At the roundabout, take the 2nd exit onto Durham Rd/A690
- At N Moor Lane Roundabout, take the 1st exit and stay on Durham Rd/A690
- Continue straight onto Dunelm S/Durham Rd/A690
- Turn right onto Thornholme Rd
- At the roundabout, take the 2nd exit onto Belvedere Rd
- Turn right onto Grange Terrace/Stockton Rd/A1231
- Continue to follow A1231
- Turn left onto Burdon Rd
- Arrive at West Park Quarter: The development will be on your left.

Cover photograph of Spire Bridge, Sunderland. Not view from the development. Please check the details of the homes you are interested in with our sales consultant. Journey times are approximate.

Vistry North East region.

2 Esh Plaza, Sir Bobby Robson Way, Great Park, Newcastle Upon Tyne NE13 9BA. T: 0191 227 1000

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Development plan

West Park Quarter

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West Park Quarter Sunderland



4 bedroom homes

- The Burnet
- The Burnet Alt
- The Mylne

3 bedroom homes

- The Bloomfield
- The Sandy
- The Thistle
- The Turner

Pre-sold homes

- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

v visitor space

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

Vistry North East region

2 Esh Plaza, Sir Bobby Robson Way, Great Park, Newcastle Upon Tyne NE13 9BA. Telephone: 01912 271 000

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The Bloomfield

3 bedroom home

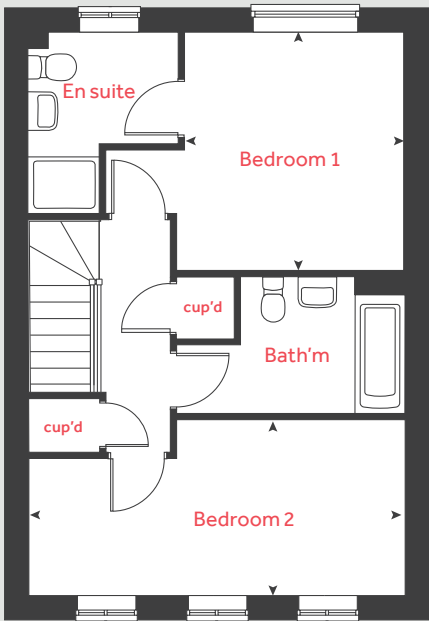
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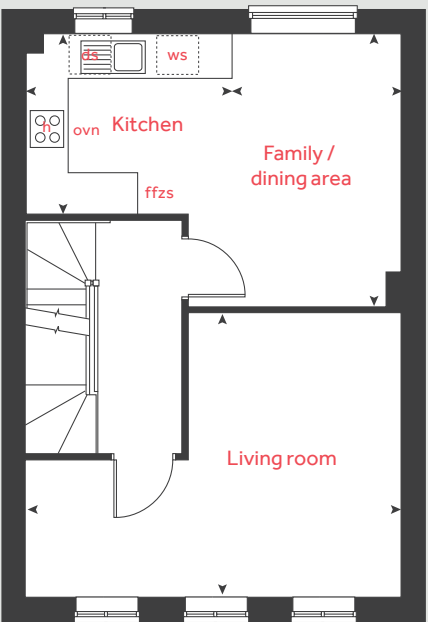
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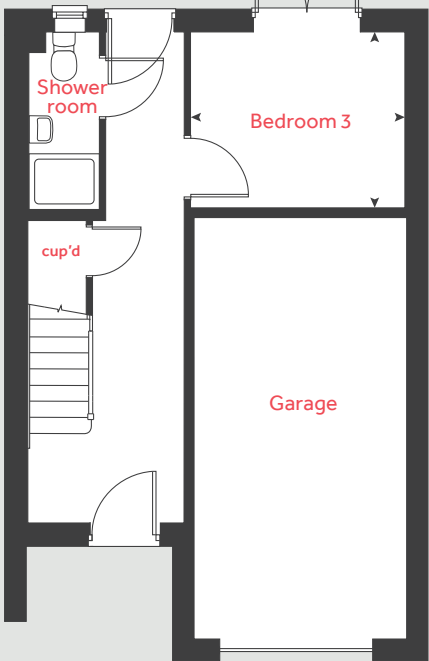
Second floor



First floor



Ground floor



The Bloomfield

3 bedroom home

| Ground floor | metres | feet / inches |
|--------------|-------------|----------------|
| Bedroom 3 | 3.13 x 2.49 | 10' 3" x 8' 2" |

| First floor | metres | feet / inches |
|----------------------|-------------|-----------------|
| Kitchen | 2.97 x 2.59 | 9' 8" x 8' 5" |
| Family / dining area | 3.91 x 2.42 | 12' 9" x 7' 11" |
| Living room | 5.39 x 4.11 | 17' 8" x 13' 5" |

| Second floor | metres | feet / inches |
|--------------|-------------|-----------------|
| Bedroom 1 | 3.41 x 3.16 | 11' 2" x 10' 4" |
| Bedroom 2 | 5.39 x 2.57 | 17' 8" x 8' 5" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◀ ▶ | measuring points |
| ds | dishwasher space | | |

The Bloomfield | Part L West Park Quarter |

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The Sandy

3 bedroom home

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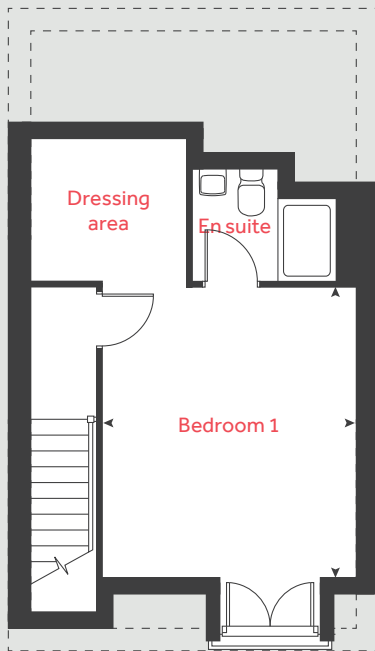
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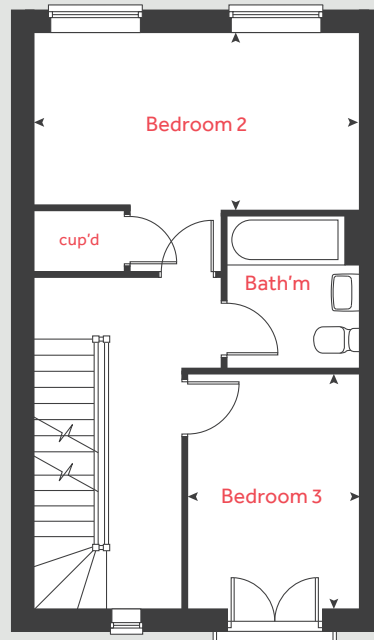
The Sandy

3 bedroom home

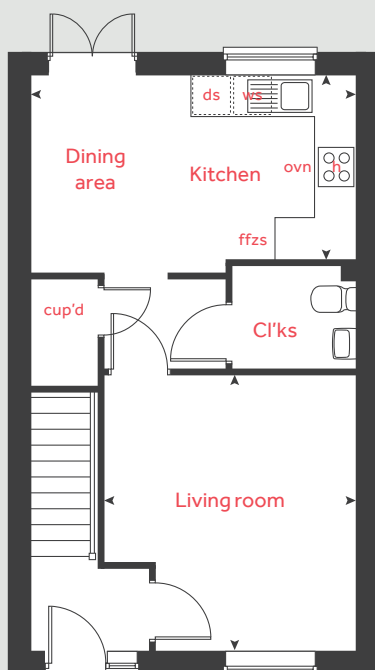
Second floor



First floor



Ground floor



Ground floor

| | | |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 4.71 x 2.66 | 15' 5" x 8' 8" |
| Living room | 4.00 x 3.66 | 13' 1" x 12' 0" |

First floor

| | | |
|-----------|-------------|----------------|
| Bedroom 2 | 4.71 x 2.57 | 15' 5" x 8' 5" |
| Bedroom 3 | 3.39 x 2.50 | 11' 1" x 8' 2" |

Second floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.21 x 3.66 | 13' 9" x 12' 0" |
|-----------|-------------|-----------------|

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◀ ▶ | measuring points |
| ds | dishwasher space | | |

The Sandy | West Park Quarter |

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The Mylne

4 bedroom home

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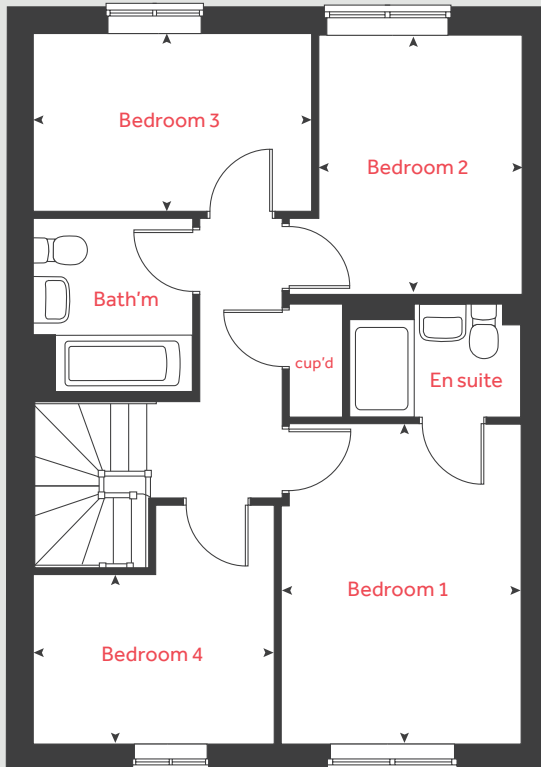
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The Mylne

4 bedroom home

First floor



| Ground floor | metres | feet / inches |
|--------------------------------|-------------|------------------|
| Kitchen / dining / family area | 6.06 x 3.80 | 19' 10" x 12' 5" |
| Living room | 4.84 x 3.42 | 15' 10" x 11' 2" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.93 x 2.95 | 12' 10" x 9' 8" |
| Bedroom 2 | 3.28 x 2.60 | 10' 9" x 8' 6" |
| Bedroom 3 | 3.38 x 2.23 | 11' 1" x 7' 3" |
| Bedroom 4 | 3.02 x 2.09 | 9' 10" x 6' 10" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◀ ▶ | measuring points |
| ds | dishwasher space | | |

The Mylne | Part L West Park Quarter |

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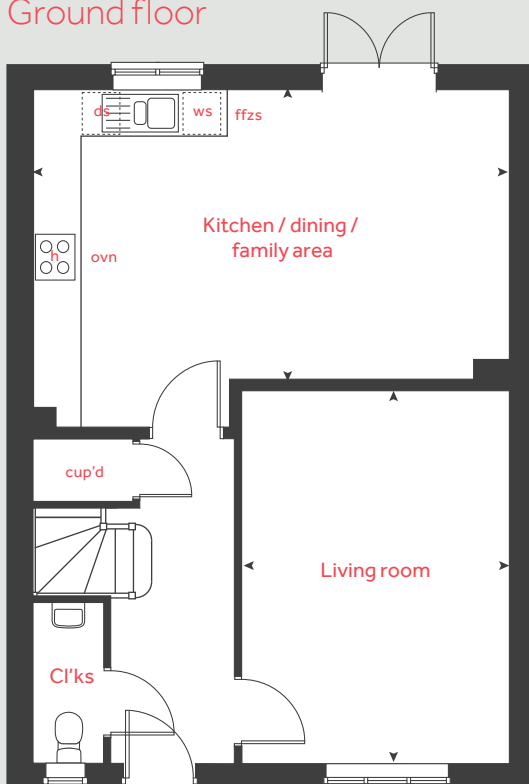
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Ground floor



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The Burnet

4 bedroom home

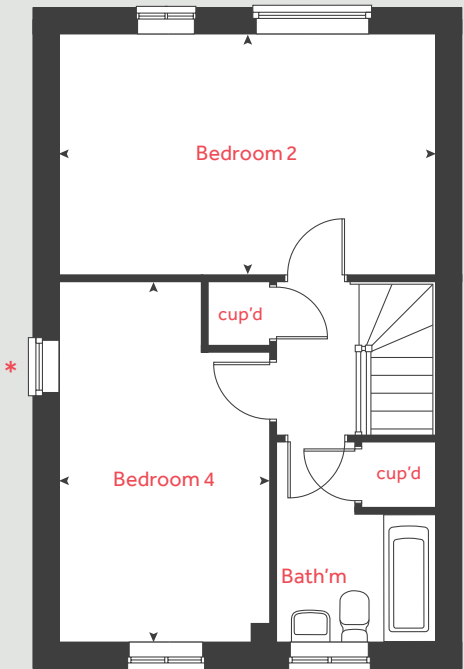
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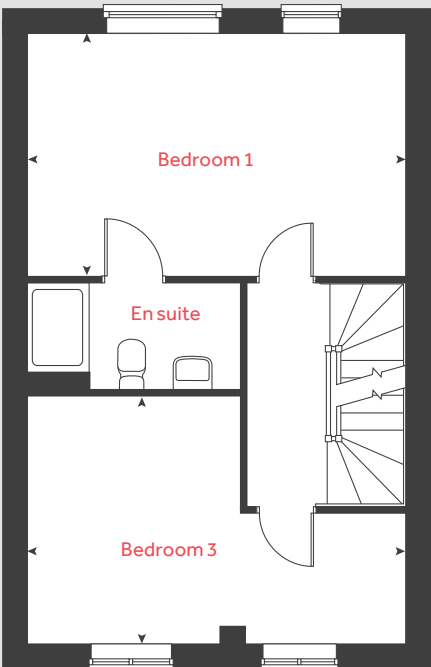
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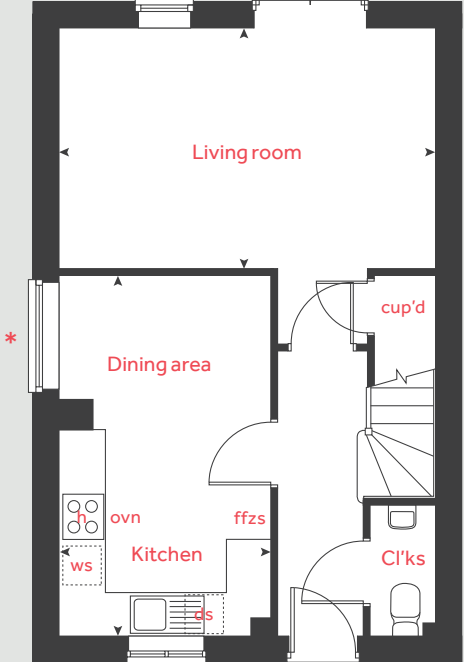
Second floor



First floor



Ground floor



The Burnet

4 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 4.81 x 2.87 | 15' 9" x 9' 4" |
| Living room | 5.05 x 3.21 | 16' 6" x 10' 6" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 5.05 x 3.24 | 16' 6" x 10' 7" |
| Bedroom 3 | 5.05 x 3.27 | 16' 6" x 10' 8" |

| Second floor | metres | feet / inches |
|--------------|-------------|-----------------|
| Bedroom 2 | 5.05 x 3.24 | 16' 6" x 10' 7" |
| Bedroom 4 | 4.78 x 2.85 | 15' 8" x 9' 4" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◀ ▶ | measuring points |
| ds | dishwasher space | | |

The Burnet | West Park Quarter |

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* Windows apply to selected plots only. Please speak to our sales consultant for further details.

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The Burnet Alt

4 bedroom home

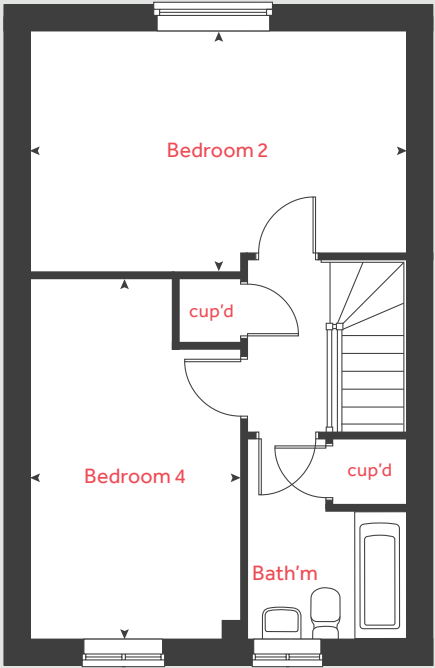
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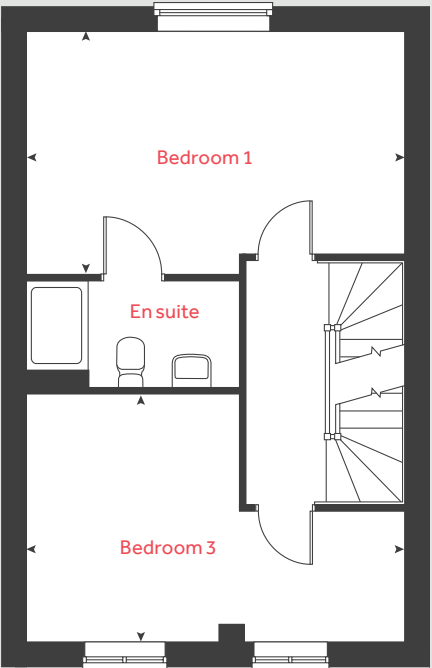
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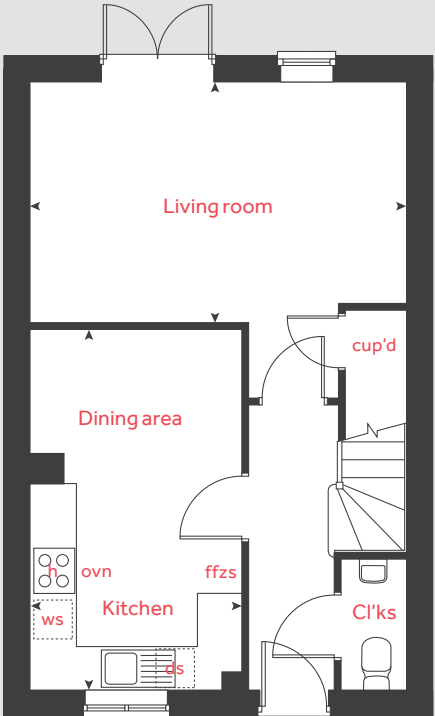
Second floor



First floor



Ground floor



The Burnet Alt

4 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 4.71 x 2.80 | 15' 5" x 9' 2" |
| Living room | 4.98 x 3.16 | 16' 4" x 10' 4" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 4.98 x 3.19 | 16' 4" x 10' 5" |
| Bedroom 3 | 4.98 x 3.27 | 16' 4" x 10' 8" |

| Second floor | metres | feet / inches |
|--------------|-------------|-----------------|
| Bedroom 2 | 4.98 x 3.19 | 16' 4" x 10' 5" |
| Bedroom 4 | 4.78 x 2.79 | 15' 8" x 9' 1" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◀ ▶ | measuring points |
| ds | dishwasher space | | |

The Burnet Alt | West Park Quarter |

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The Thistle

3 bedroom home

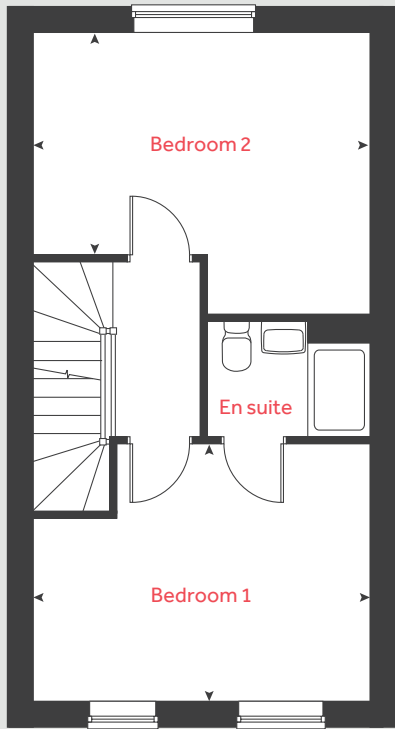
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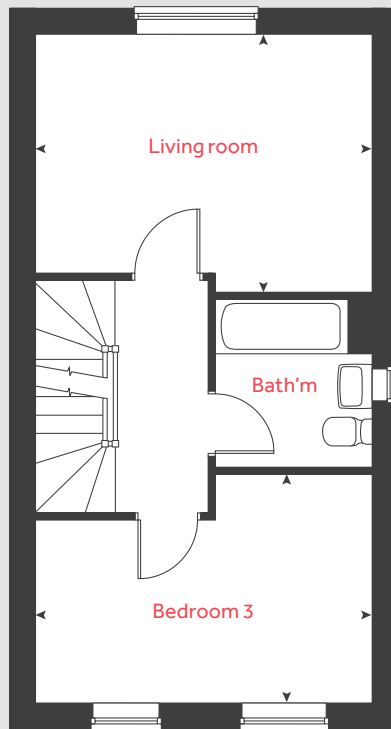
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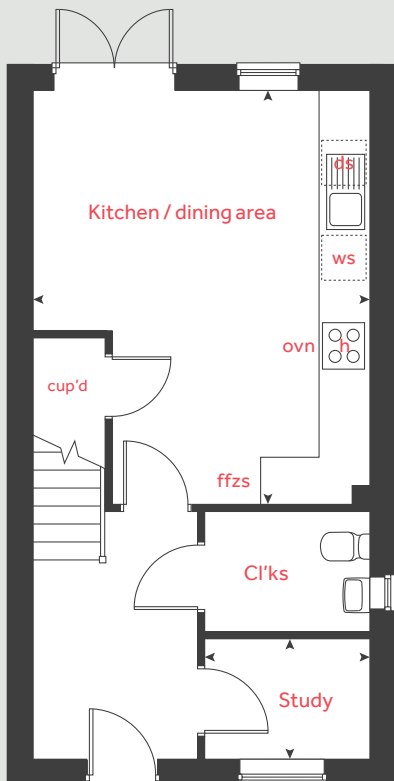
Second floor



First floor



Ground floor



The Thistle

3 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 5.29 x 4.31 | 17' 4" x 14' 1" |
| Study | 2.12 x 1.55 | 6' 11" x 5' 1" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Living room | 4.31 x 3.30 | 14' 1" x 10' 9" |
| Bedroom 3 | 4.31 x 2.93 | 14' 1" x 9' 7" |

| Second floor | metres | feet / inches |
|--------------|-------------|------------------|
| Bedroom 1 | 4.31 x 3.30 | 14' 1" x 10' 9" |
| Bedroom 2 | 4.31 x 3.61 | 14' 1" x 11' 10" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◀ ▶ | measuring points |
| ds | dishwasher space | | |

The Thistle | West Park Quarter |

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The Turner

3 bedroom home

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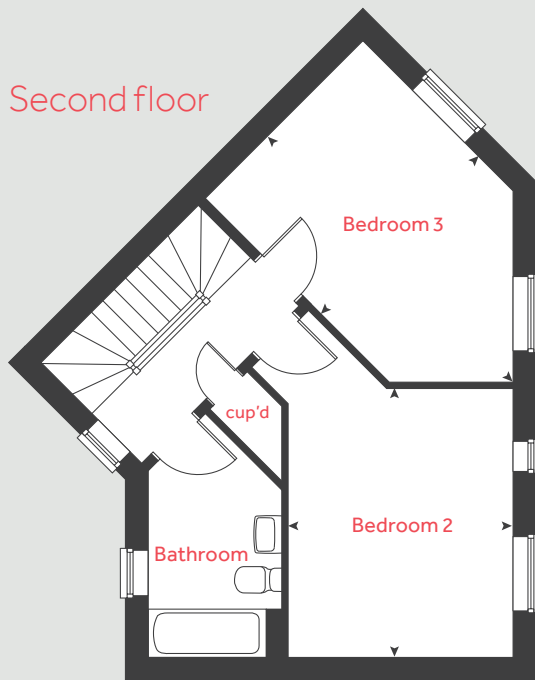
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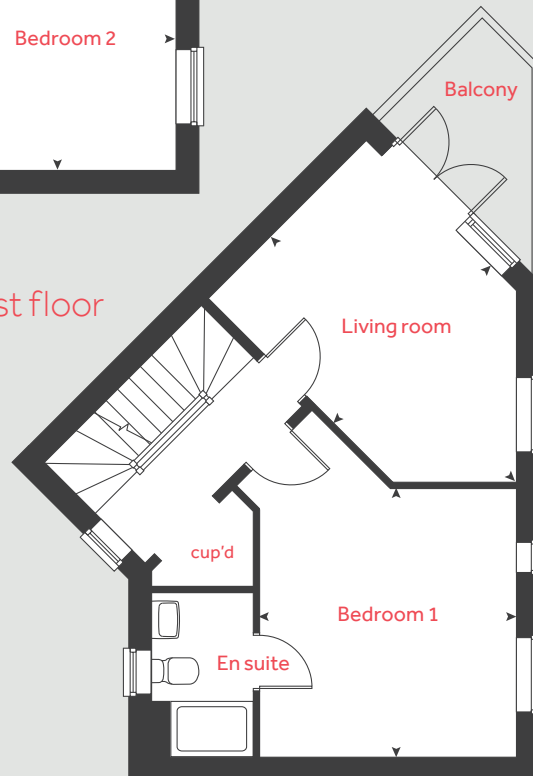
The Turner

3 bedroom home

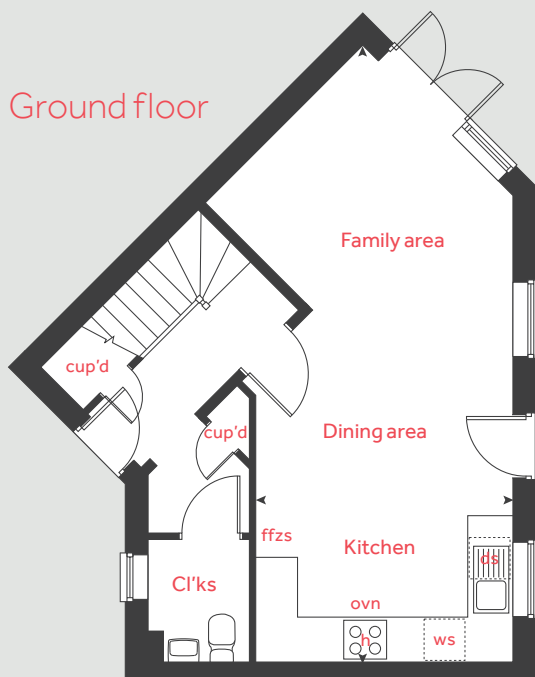
Second floor



First floor



Ground floor



Ground floor

| | metres | feet / inches |
|--------------------------------|-------------|-----------------|
| Kitchen / dining / family area | 8.84 x 3.70 | 29' 0" x 12' 1" |

First floor

| | | |
|-------------|-------------|-----------------|
| Living room | 4.96 x 3.20 | 16' 3" x 10' 5" |
| Bedroom 1 | 3.86 x 3.70 | 12' 7" x 12' 1" |

Second floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 2 | 3.86 x 3.24 | 12' 7" x 10' 7" |
| Bedroom 3 | 4.96 x 3.20 | 16' 3" x 10' 5" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | ◀ ▶ | measuring points |
| ds | dishwasher space | | |

The Turner | West Park Quarter |

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Specification

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West Park Quarter

Sunderland

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

| | 3 bedroom | | | | 4 bedroom | | |
|---|----------------|-----------|-------------|------------|-----------|------------|----------------|
| | The Bloomfield | The Sandy | The Thistle | The Turner | The Mylne | The Burnet | The Burnet Alt |
| Kitchen | | | | | | | |
| Symphony Konzept range kitchen with laminate worktop | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood | ■ | ■ | ■ | ■ | | | |
| Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood | | | | | ■ | ■ | ■ |
| White pendant light holder | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Fridge / freezer space | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Space for integrated dishwasher with plumbing and electrics | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Space for washing machine with plumbing and electrics in kitchen | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Bathrooms and en suite(s) | | | | | | | |
| Ideal Standard contemporary white Tempo sanitary ware | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ideal Standard close coupled WC to cloakroom | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ideal Standard low profile shower tray with glass enclosure in en suite | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Handheld hair wash attachment in bathroom | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)* | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| White batten light holder | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Water waste heat recovery system | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

■ Fitted as standard - included in the property
 * Subject to stage of construction

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

Vistry North East region

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